

Return to:
Tammy Fields
Frank A. Fields
959 Bates Road
Vincent, AL 35178

20180703000236640
07/03/2018 10:25:04 AM
DEEDS 1/3

Order Number:
218294849

QUIT CLAIM DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Future Tax Notices to:
959 Bates Road
Vincent, AL 35178

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantor, **TAMMY FIELDS**, a married woman, joined by her spouse, **FRANK A. FIELDS**, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents release, remise, quit-claim and convey unto **TAMMY FIELDS** and **FRANK A. FIELDS**, wife and husband, as joint tenants with right of survivorship, herein referred to as Grantee, together with every contingent remainder, right of reversion, in fee simple, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A part of the Southwest Quarter of the Northeast Quarter of Section 13, Township 19 South, Range 2 East and known as Lot A, L.M. Davis Property Boundary as recorded in Map Book 9, Page 21 in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows: Begin at the northwest corner of the Southwest Quarter of the Northeast Quarter of Section 13, Township 19 South, Range 2 East and run along the North line of said Quarter N. 88°39'24" E. 1240.63 feet to the Westerly right of way of Bates Road; thence run along said right of way S. 00°58' 18" E. 424.27 feet; thence run S. 89°19'0" W. 1247.57 feet to the West line of above said Quarter; thence run along said line N. 00°00'00" E. 410.00 feet to the point of beginning.

Prior Deed Reference: Instrument No. 20140616000181220.

Parcel ID Number: 07 6 13 0 001 003.000

Commonly Known As: 959 Bates Road, Vincent, AL 35178

Fair Market Value: \$ 219,910.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

The above conveyance includes all structures presently built, constructed, or set on the above described property.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.


The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by Equity National Title & Closing Services.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 25 day of June, 2018.

GRANTORS:


TAMMY FIELDS



FRANK A. FIELDS

STATE OF Alabama)
COUNTY OF Shelby)

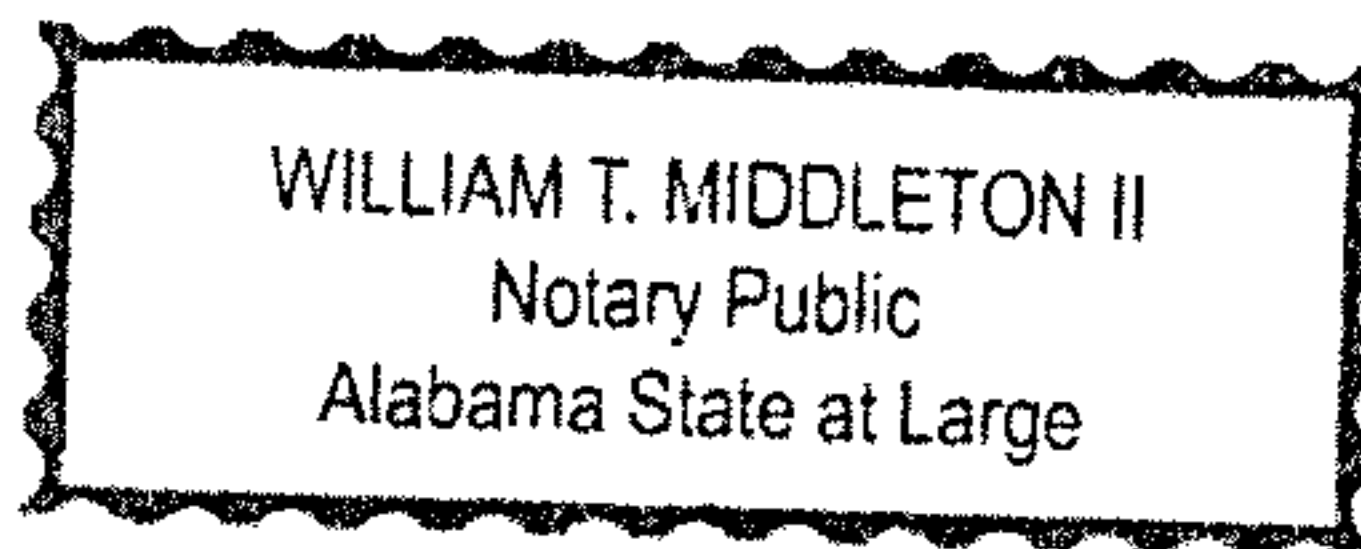
I, William T. Middleton II, a Notary Public for the State of Alabama, do hereby certify that TAMMY FIELDS and FRANK A. FIELDS, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 25 day of June, 2018.

(NOTARY SEAL)


Notary Public William T. Middleton II
My commission expires: 10/21/2019

This instrument prepared by:
Gregory M. Varner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Tammy Fields
Mailing Address _____

Grantee's Name Tammy Fields
Mailing Address Frank Fields
959 Bakes Rd
Vincent AL 35178

Property Address 959 Bakes Rd
Vincent AL 35178

Date of Sale 6/25/18
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 219,910

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- ☐ Bill of Sale
- ☐ Sales Contract
- ☐ Closing Statement
- ☐ Appraisal
- ☒ Other Assessor website

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required. Adding husband

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6-25-18

Print Tammy Fields Frank Fields

Unattested
(verified by)

Sign Tammy Fields Frank Fields
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/03/2018 10:25:04 AM
\$241.00 DEBBIE
20180703000236640

[Handwritten signature]